150 HOUSES FOR SALE

WESTERN HOMES LTD.
611 YATES STREET
FAIRFIELD BRAND NEW $12,800
Now under construction, to be finished in approx. 5 weeks. Comprising Cathedral entrance. In line L and DR, 3 BR, elec kitchen, all HW floors. Auto oil heat. Full basement. Large lot. For appointment to view call Mr. Higgins, EV 2-2157, EV 2-9078.

WATERFRONT
GRACE COMFORT CHARM This breathtaking and unusual Tudor-style home, built and planned for gracious living, 5 rooms, split-level home. Oil hot-water heat, completely new modern kitchen and bathrooms. Living room 40'x18', wall-to-wall broadloom, drapes, brick fireplace. Master bedroom 18'x18' with PANORAMIC SEA VIEW, large dressing room and separate three-piece bath. Beautiful gardens, $3,500 in shrubs and flowers. SEA FRONTAGE with view of the Straits and the Olympics. Situated on a very private lot, 198' x 106', appraised value of land $10,000. Taxes $198. This home was built to fulfill your dreams. Full price $21,000
Please phone Mr. Roy McGillivray or Earl K. Ward, EV 2-2157 or EV 5-6042, for appointment.

EVERYTHING YOU WANT IN A HOME
This home was built for the family who is tired of square boxes, who entertain, and who wants a view that is magnificent to say the least. 2,200 sq ft of well-planned floor area. Flagstone reception hall to the guest-size dining room, 21' living room with fireplace and picture windows, 3 twin-size bedrooms. All main rooms have wall-to-wall carpets except 1 bedroom. Spacious bathroom has square tub, pedestal wash basin, separate shower stall, colored fixtures. Very bright cabinet kitchen with dining area. Utility room off the kitchen is plumbed for automatic washer. There is also a 24x16 family room on the main floor. Ceiling-high stone fireplace with raised hearth. The room has a log cabin motif and is equipped with bar and 2-piece washroom. Doors lead to outside patio. Basement has a 27-foot playroom. Oil heating. Attached 2-car carport and blacktopped driveway. All of this is set in one acre of ground. As low as $7,000 handles at the price of $23,000
All room sizes approximate. No address given. Appointments through Mr. Thornber, EV 2-2157 anytime.

DRIVE BY
860 Royal Oak Ave., a spacious contemporary style home. 6 rooms plus sun deck on the main level. Lower level has mahogany rumpus with plumbing. (Ideal for employee accommodation), also large finished playroom. Large 5½% mortgage available. Owner would consider trade. Real value at $23,500
Please call Roy McGillivray, Phone EV 2-2157.

NHA ON SEWER PAVED ROAD
2 Miles to City Centre
WE CAN BUILD A 3-BEDROOM HOME, FULL BASEMENT, DRIVE-IN GARAGE, CATHEDRAL ENTRANCE FOR THE UNBELIEVABLE FULL PRICE OF $13,550. ABSOLUTELY NO EXTRAS. DOWN PAYMENTS AS LOW AS $1,000. PLANS AVAILABLE FOR YOUR INSPECTION. 3 HOMES NOW UNDER CONSTRUCTION. ONE OF THESE WILL BE READY IN 30 DAYS OR BY CHOOSING YOUR PLAN NOW YOU HAVE A CHOICE OF TREED LOTS. FOR FURTHER INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RES., EV 2-6719

PANORAMIC SEA VIEW GONZALES HILL OAK BAY
1,800 sq ft of gracious living on one floor comprising of thru hall with wall-to-wall carpets, large family room with fireplace, combination living and dining room with panoramic view 3 bedrooms, modern kitchen, O-O-Matic heat. Landscaped with fish pools, rare shrubs, rock gardens. No upkeep. Legal suite downstairs could rent at $65 or be casual living area. A steal at or near offer. $5,000 down handles. A must see. Call George Clark or Roy McGillivray, EV 2-3453, GR 9-1804

$750 DOWN BRAND NEW IT'S HOT
See this lovely 3-bedroom rancher with attached carport right now or you will lose out and this is the LAST ONE. Price $13,650
Mr. Thornber or Mr. Evans, EV 2-2157; eves., GR 9-1853, EV 5-5533.

CHEERFUL BUNGALOW
This cosy, 4-room bungalow can be yours for $2,100 cash and $65 per mo. Ideal for older couple. Automatic heat, nice garden, fenced. Close to bus. It is worth your inspection. Full price $8600

SPOTLESS STUCCO BUNGALOW
Handy to schools and transportation. Large living room, 2 large bedrooms, large cabinet kitchen with dining area, full cement basement, oil heat and drive-in garage. Fully insulated and only 4 years old. $2,800 down, balance as rent. Price $12,600
EV 3-4117 R. Amos, res. EV 2-9787.

Leach & Sparks, 1119 Blanshard St.

SIDNEY $8500
This is an up-to-date, modern home of 5 rooms, 2 bedrooms; oil heat; stucco finish, garage. Taxes only $69. Terms available.

RAMSAY REALTY
GR 5-2622 Beacon Ave., Sidney
Eves. phone Mr. McLeod, GR 5-2001.
Opposite Post Office in Sidney

WESTVIEW SUBDIVISION
Well-appointed, open plan, 3-bedroom bungalow; 13x20 living room, dining area; American plan; mahogany kitchen; full basement with auto oil heat. Schools and bus close by, shopping centre and outdoor theatre. Carport and outside storage area. High location on corner lot. Full price $13,750, mortgage $8,800; payments, P.I.T., $70. Drive by and see it. By owner, 3700 Casey Drive. GR 9-4442

TRY $600 DOWN
BALANCE $85 PER MONTH
Here is your chance to own this new N.H.A., 1,197-sq.-ft., 3-bedroom rancher. Well located on sewer lot in Lake Hill area. Full price $13,250. Call Orv Twamley, Morey & Johnstone, EV 5-8701 anytime.

1.07 ACRES, OLDER 3-BEDROOM home, modernized, at Royal Oak. $19,500, $3,000 down. No agents. GR 9-1088.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

ANOTHER DANDY
Compact and attractive new 2-bedroom, full basement bungalow among new homes. Open fireplace, tiled hearth, cabinet mahogany kitchen and dinette. Level lot, close to school, bus, stores! THIS IS NEW AND ONLY $10,500
With $2,500 down. Reduction for more cash! Phil Simpson, EV 2-7276 or EV 5-5542.

UNIQUE FAIRFIELD
NEW 3-bedroom, stucco, 6-room, full basement bungalow, oil perimeter heating, 4th bedroom roughed in. Beautiful lot. $7,000 mtge at $57 a month. PRICED to sell $12,800
Ken Sturgeon, EV 2-7276
Res. GR 7-1580

ESQUIMALT BRAND NEW NHA
6 rooms will be completed soon. $2,250 down payment. Living room 14x21, dining room, kitchen, 3 bedrooms, through hall plan. Full basement and oil heat and drive-in garage. FULL PRICE $13,750
Contact Harold Ware, EV 2-7276
Res. EV 2-1461.

FAIRFIELD REVENUE PROPERTY
Owner's suite and 3-room suite plus 3 housekeeping rooms. Full basement. This is in a lovely location. Terms arranged. FULL PRICE $11,900
Contact Harold Ware, EV 2-7276
Res. EV 2-1461.

Waterfront SHAWNIGAN
80' of lake frontage, two lots, plus 5 building lots plus 3-room fully furnished cottage in immaculate condition inside and out. Electric range, frig, beds, mattresses, chairs, heater, dishes, cutlery, pots and pans, etc. Ideal for couple. Cash $5,375 or $2,000 down, $50 per month at price $5975
Call W. Ludlow, EV 2-7276 or EV 3-5101

BEAUTIFUL GORDON HEAD 4327 MAJESTIC
SPOTLESS. WELL-CONDITIONED. MODERN. FULL BASEMENT. OIL-O-MATIC. FAMILY RUMPUS AT TRACTIVE 80'X150' LOT. FRUIT TREES. LAWN AND GARDEN. THRU HALL. SPACIOUS LR. FP. 2 LGE BEDRMS. 4-PC PEMBROKE BATHROOM. LGE CAB KITCHEN WITH DINING AREA. WELL-FINISHED BEDROOM IN BASEMENT. EASY TERMS $12,800
Call George Thorneloe, GR 7-2771

OPPORTUNITY! $4000 CASH PRICE $14,500
1. 10 YRS NEW. STUCCO. 3-BEDROOM. OIL-O-MATIC BUNGALOW. RENTED AT $90 MONTH.
2. LARGE BASEMENT SUITE. RENTED AT $60 MONTH.
3. EXCELLENT CITY LOCATION.
4. LOT 48'X120'. TAXES $200.
5. 30-DAY POSSESSION.

Appointment to view.
George Thorneloe, GR 7-2771

DRIVE BY
A. 1740 CEDAR HILL CROSSROAD. NHA 3-bedrm, full basement, oil heating. $8,900 mtge, 5¼%, $72 a month P.I.T., $3,000 down. Vacant possession.
B. 1620 GARNET (off Shelbourne at Ruby Road.) New 2-bedrm, no-basement bungalow, utility and attached garage, oil heating, vacant possession. $4,500 mtge. Try your terms.
PRICE $8950
For above, contact Ken Sturgeon, EV 2-7276, res. GR 7-1580

NEW 3-BEDROOM CLOSE IN—CITY
Move in May
High, with easy-to-keep lot. Over 1,150 feet floor area. Central fireplace arrangement between living room and kitchen (cabinet, of course). Full view windows, high basement with space for large extra room. Oil perimeter heat. Substantial mortgage available. Full price $13,500
Phone H. Forrest, EV 2-7276 anytime

WATERFRONT REDUCED $2000
Yes, reduced $2,000 for cash sale. Approx. 260 ft. waterfront. 2.63 acres, partly wooded with native trees offering seclusion, with sea and mountain views. 6-rm storey-and-a-half home, ¾ basement. Structurally sound but requires extensive remodelling. 4-room stucco cottage, close to beach. This too, requires work done. Some 2 dozen mixed fruit trees. Situated on Sooke basin. Taking all facts into consideration this is good value at $12,000
David Carmichael, Res. EV 4-7308
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

RICHMOND-MT. TOLMIE 1681 DONNELLY ST.
NHA-built 3-bedroom home with dining area in the kitchen plus L-shaped living and dining room with fireplace, 4-pce bathroom, through hall, full basement, oil heat, electric hot water, wired for electric range. Drive-in garage. $2,275 down, $13,750 full price, $73.42 plus 1/12 taxes per month. Call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (Res EV 3-5685)

FELLOW AGENTS MAY SUBLIST 70-30

$1500 DOWN
Here is the cutest 4-BEDROOM semi-bungalow YOU WILL EVER SEE. Nice entrance hall into lovely living room. BEAUTIFUL KNOTTY PINE KITCHEN and 4 good bedrooms. Nicely stuccoed exterior and matching garage, will give you PRIDE OF OWNERSHIP. Truly outstanding at only $8950
Call MRS. E. HARVEY at EV 5-6741, Northwestern Securities of Victoria Ltd.

VIEW ROYAL AVE., DANDY 3-bedrm older home in top shape. Very nice location with sea view. Here is all that's necessary for happy living. Only $3,500 dn and very fair price of $10,500. Call R. Harris, EV 2-4255 anytime. J. H. Whittome & Co. Limited.

OAK BAY BORDER
Immaculate 3-year-old stucco bungalow with twin-size bedrooms, 18' living room with oak floors, electric kitchen, utility and furnace room. Oil-O-Matic hot-water heating. $3,200 down. Full price $10,950. EV 5-5504. No agents.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
98 Years in Real Estate.

OAK BAY EXCLUSIVE AMIDST THE OAKS NEW—APPEALING SUN DECK
3355 Gibbs Road, Lansdowne Park. Lovely new rancher situated on a choice, treed lot on a quiet location. Some of the features are: large "L"-shaped living room-dining room with raised-hearth fireplace, mahogany panelled wall, planter and built-in valances. Sliding glass doors leading off dining room to large sun deck with dodger. Extra smart kitchen with mahogany cabinets, hood for electric range, breakfast area and laundry facilities. 4-piece colored bathroom with vanity. Three bedrooms, the master bedroom having 2-piece bathroom with vanity. Generous closets, oak floors throughout. Open stairway with wrought iron railing to a full high basement. Large roughed-in rumpus room with fireplace and picture window. Roughed-in plumbing and space for extra rooms. Built by George Walton Construction Co., and definitely an outstanding buy. Clear title or terms. Price $22,600
For appointment to view, call Mr. Hope, EV 4-4115 anytime.

GORDON HEAD SEA VIEWS 3 BEDROOMS FULL BASEMENT
This home will be completed this month. Consists of living room, dining room, cabinet kitchen with nook and 4-pce bathroom. Double garage, package oil heat. This home is excellent value at $16,950
With good terms.
Call Mr. J. Mackenzie, EV 4-4115 anytime

MT. DOUGLAS AREA 4157 GLENDENNING $3500 DOWN TWO BEDROOMS NO STEPS, SECLUSION
Situated on nearly an acre of treed land. Living room has large attractive fireplace, cabinet kitchen with large dining area, utility room. 4-pce bathroom with vanity. Package HA oil heat. Carport. Price $13,700
Exclusive Listing
Call Mr. J. MacKenzie, EV 4-4115 anytime

TUDOR TYPE OAK BAY
A striking looking stucco residence with gables. On a treed, secluded and valuable lot. Contains entrance hall, 2-pc washroom, large living room, full dining room, cabinet elec kitchen, open stairway to 3 nice bedrooms and a bathroom. Basement, oil heat, recreation room. If a den is required one could be built off the living room. A fine lot for children, also the beach is close by. Price $19,500
An exclusive listing.
Call Mr. Bagshawe, EV 4-4115 anytime.

2951 HENDERSON RD. (Do Not Disturb Owner)
This modern bungalow is newly on the market and is an ideal home for a couple or small family. A particularly attractive plan on the main floor, with a full daylight basement and nicely-finished bedroom or play room. We will be pleased to show you this home at $15,900
Exclusive Listing
To view please call Allan McGillivray at EV 4-4115 anytime.

MT. VIEW AREA $4500 - DOWN - $4500
Lovely 4-yr-old stucco bungalow with lge comb living-dining room. Exceptionally smart kitchen with eating area. Three bedrms, full bsmt with extra room, O-O hot air heating. Dr-in garage. This home sits high with open sunny view. Home and grounds are immaculate. Full price $14,950
To view please call Allan McGillivray at EV 4-4115 anytime.

READ THIS
These good homes for people with limited means or capital:
1.—2 bedrooms, living rm, kitchen, bsmt with furnace. $7250
Full price
With $750 down
2.—2 bedrms, living rm, dining rm, kitchen, full bsmt with furnace, dr-in garage. $7950
Full price
With $1,000 down.
To view please call Allan McGillivray at EV 4-4115 anytime.

UNSURPASSED VIEWS SEA AND OLYMPICS
A new and beautiful Oak Bay rancher commanding breath-taking views. See the sun rise over Mt. Baker at breakfast time. Nice entrance hall, charming living room, family-size sep dining room; picture windows facing the view; de luxe kitchen; breakfast rm, utility rm, 2-pc washroom, 3 bedrooms. Master bedrm with 2-pc bath, and another full bathroom. Fine daylight basement; rumpus room, FP, space for 2 extra bedrms; roughed-in for 2-pc bathrm. Large lot, 2-car carport. Mahogany doors all rooms. Some 2,800 feet of living space. $30,000
Going for
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115
Member
Real Estate Board of Victoria

$1500 BUYS
YOU CAN'T AFFORD NOT TO SEE THIS SMART HOME BEFORE YOU DECIDE WHAT TO BUY! Comfortable living room. A BEAUTIFUL ROOMY CABINET ELECTRIC KITCHEN. FEATURING "KNOTTY PINE AND COPPER" PANELLING. SMART BATHROOM. 2 VERY GOOD BEDROOMS. LARGE UTILITY ON THE MAIN FLOOR, storage space, oil heat, stucco exterior, Duroid roof. Good lot. Bus at door. Asking only $9500
For further information please call WILF ADAMS, Northwestern Securities of Victoria Ltd., EV 4-8995, EV 5-6741.

MARIGOLD $2500 DOWN
Brand new, 5-room, attractive bungalow. Full basement, oil heat. Built under NHA specifications. Best material and workmanship throughout. Full price $12,250
Call Orv Twamley, EV 5-8701 anytime.

MOREY & JOHNSTONE
3244 Douglas St.

5 ROOMS—EXTRA LOT
TRY YOUR OFFER TO $2,500 DOWN. Owner must sell, excellent location for your future home. Quadra-Lake Hill.
$3,900 TERMS
Cosy four-room bungalow. Walnut St. Spick and span. Separate garage. EV 5-6741 or EV 5-5508. TED CHARTRES, Northwestern Securities of Victoria Ltd.

2 EXTRA LOTS
Lots for the money here. 2 or 3-bedroom home, dining room and living room, wired cab kitchen, full basement and finished bedroom, nearly 1 acre. Wonderful buy, full price $10,500
Try your down payment, ring EV 5-6741 or EV 5-8852, for TED KAY of Northwestern Securities of Victoria Ltd.

SAXE POINT
Beyond comparison is this master-built, new family home. Enjoy lasting pride of ownership. Expertly designed, finest materials; beautiful surroundings, select neighborhood. For a superior home at a very fair price, call R. N. White, D. Hawkes & Co., EV 4-7128, EV 2-0370.

MUST SELL, BY OWNER, WITHIN 1-mile circle of city, new, spacious, immaculate and well-constructed 6-room home, finished rumpus room with fireplace; clear view of sea and mountains. First-rate location. Access to good schools. Full price, $29,750. Victoria Press, Box 952.

$500 DOWN, $75 MONTHLY (INCLUDING TAXES) — Spotless 4-room bungalow with 3rd bedroom in basement; full price only $6,500. Mrs. Fulton, EV 3-1953, The City Brokerage.

150 HOUSES FOR SALE

NEWSTEAD REALTY LTD.
766 Fort Street EV 2-8117

GOOD LOOKING GOOD LIVING GOOD ADDRESS
As well as all this, the highest value for money in Victoria today. A beautiful home, 1,700 sq ft on ¾-acre lot with uninterrupted view over Cedar Hill Golf Course. Living room 18x15 plus dining room in line 10x9. Sweeping country view from 12x5 windows. Large beautifully tiled fireplace. Spacious elec cab-kitchen with separate dining area and utility space. 3 large bedrooms. Full basement, plus extensive rumpus, extra bedroom and and 2-pce bath. A home to be proud of and I shall be proud to make an appointment for you. $18,000
Very high value for
Geo. Pethard, EV 2-8117 or eves. EV 3-1206.

WATERVIEW 4 BEDROOMS
Lovely setting on treed double lot with patio, barbecue, fish pond, Colonial home with character, spacious living room 15x22, dining room 12x13.6, large kitchen, thru hall one bedroom on main floor, plus powder room and sun room. Three bedrooms and full bathroom up. Full price $16,800
It is a pleasure to show. Please call Ted Kergin, EV 2-8117 or eves. EV 4-1582.

5 ROOMS
Living room with fireplace, dining room, cabinet kitchen, glassed-in porch, two bedrooms and bath up, double plumbing, full basement in good repair; spotless inside $7500
Exclusive with G. H. E. Green, EV 2-8117, or eves. GR 7-1427

FAIRFIELD
Very nice family home. 3 bedrooms, living room, 12x14, separate dining room, 12x14, cabinet kitchen, full basement, oil heat. Near schools, bus and park. Full price $11,800
Mr. Kergin, EV 2-8117 or eves. EV 4-1582

OAK BAY
Attractive family home on quiet, convenient street. Nice average lot $9000
Good cash offer considered. Exclusive with Geo. Pethard, EV 2-8117 or eves. EV 3-1206.

ESQUIMALT DUPLEX
Side-by-side, one-year-old stucco duplex of good size. LR, kit and nook, 2 bedrooms, full basement with separate oil furnaces; detached carports. On quiet dead-end street. Full price $20,500 with terms
To view call Mr. McMahon, EV 2-8117, or eves. GR 7-1455

$2350 DOWN CITY—NHA
Call now to see this home of LR and DR, kit, 3 bedrms, 4-pc bath, full basement with garage, and oil heat, and is set on high lot with a nice view. Full price $13,900
Mr. McMahon, EV 2-8817 or eves. GR 7-1455

WOODED SECLUSION WILD FLOWERS AND BIRDS SEA VIEW 4053 Monarch
This 3-bedrm home is a real gem. Combined LR and DR with attractive raised fireplace. Full cement basement with large rumpus room. Beautifully landscaped $17,900
Exclusive with G. H. E. Green, EV 2-8117, or eves. GR 7-1427

POPULAR QUADRA OWNER TRANSFERRED $1500 DOWN
Owner must sell this immaculate modernized home situated close to schools, transportation, shops. Large mahogany panelled living room, 3 bedrooms, modern electric kitchen, full basement, auto oil heat, drive-in garage. Excellent terms. Asking price $11,950
To view, call Mrs. Seguin, EV 2-8117 or eves. EV 4-3536

WATERFRONT 2000 SQUARE FEET
AN EXCLUSIVE LISTING
Enjoy one of the finest locations in the city and assuring complete privacy we offer this estate-type home. Designed by one of Victoria's finest architects and nearly 7 years old, the house is 65 feet long, the exterior is ranch style, natural rough cedar siding exterior, spacious reception hall enters into spacious living room over 26'x16'. Roman tile fireplace, 5 speakers installed for television, recording, radio, hi-fi. Front window 20' long, with breathtaking view of sea and mountains, open "L" to dining room 10x10, sea view, kitchen 21' long, large cupboard area, large eating facilities, another sea view. Floors are oak and fir, the decorating throughout is most appealing. The bedrooms are large. Master bedroom 15x13, with twin cupboards. The bathroom is 4-piece, with colored fixtures, with built-in features. The den is 12x8 with attractive interior. There is a large basement lined with acoustic tile, laundry tubs, workshop with large window and sea view. The heat is the best, hot water automatic oil. The lot is beautifully landscaped, with lots of trees, dogwoods, green lawns, and loaded with bulbs and flowers. There is a separate garage and 3 spacious additional home of 3 rooms for mother consisting of living room, dining room, kitchen, bathroom, sea view. The seafrontage is 77 feet with secluded sandy beach and floats. At present the small house is rented for $50 monthly. Full price is $25,000
With substantial terms.
Contact I. V. Ed Saunders, Sundays or evenings, EV 4-9458. Northwestern Securities of Victoria Ltd., 631 Yates St. Phone EV 5-6741.

FOR THOSE HAPPY RETIREMENT YEARS
Architecturally appealing, stucco bungalow, high Quadra area, just built for two. Surrounded by a lovely lawn, the home is spotless throughout and attractively finished. Comprising large, bright living room, through hall, 3 bedrooms, practical kitchen, AUTOMATIC OIL HEAT, basement garage as well as separate, large, one-car garage. Asking only $14,500. Please call JOHN ROWTON at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

BUILDING A NEW HOME?
Yes, $7.95 sq ft for a modern home on your lot with no extra charges, and we also do alterations for a surprising low cost. For full information call GR 5-2330 any time

Also Applicators for ALUMAGLASS ROOFS At Less Cost Than Any Other

"LAKEFRONT" "Ideal Second Home"
You can move right in to this 3-bedroom Prospect Lake home only 9 miles from city centre. All the furniture and the fridge goes. Excellent beach and seclusion on a 80x200 ft. lot. The down payment is only $2,000 and I will be glad to show it to you today. Call AKSEL PETERSEN EV 5-6741 or EV 4-6371, Northwestern Securities of Victoria Ltd.

WELL-BUILT 6-YR-OLD BUNGALOW. Large LR with FP, large kitchen with utility off, one extra large bedroom. Fruit trees. In first-class condition and a good buy at $9,950
Call Rel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

ALMOST READY FOR OCCUPANCY — Superior construction, tastefully decorated, 3-bedroom NHA, close in; $2,500 handles. Call owner, EV 3-7930.

150 HOUSES FOR SALE

RANDALLS LTD.

PENTRELEW
The location which always demands a price. This excellent bungalow offered for sale by one of Victoria's best housekeepers. Four large rooms in excellent condition. A lovely master bedroom, oil heat, sprinklered to water lawn. For a retired couple, this is hard to beat. Price $15,500

VIEW ROYAL
This will be a quick seller. A nice 4-room bungalow in high location in this very popular district. Oil furnace, lot 100x100. A give-away price $6950
Cash payment $1,500. See this for sure.

CLOSE IN
Sacrifice sale. The owner of this 6-room bungalow in Fairfield never did intend to sell it. There is a 24-ft. living room, lovely dining room, magazine picture kitchen, hardwood floors, large bedroom, oil heat, double plumbing, beautiful garden, flowers, shrubs, imported fruits. Going for only, on terms $15,800
Truly a bargain.

WATERFRONT 7 ROOMS
Beautiful stucco, 8 years, 3 bedrooms plus bachelor suite or extra bedroom. Large living room, spacious dining room, cab elec kitchen with smart fixtures. Den in basement, oak floors and tiled basement floors. Split level to the bedrooms on main floor. Vanity bathroom, plumbing in bachelor suite. Can have boat landing. Wonderful view. Carries 5½% P.I.T. mortgage. Extra special at $18,500
On four above please call Mr. Randall eves. EV 2-5447 or Mr. Davis eves. EV 4,8614.

COLQUITZ $7950
Built four years, stucco bungalow, living room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab elec kitchen with dining space. Attached garage, oil heat, and nice 158-ft. landscaped lot. $2,500 down payment and easy payments.

FAIRFIELD 5 ROOMS PLUS
Splendid cedar shake bungalow. Living room with fireplace, dining room, through hall, 2 large bedrooms, Pembroke bathroom, large cabinet electric kitchen. Full basement with 2 extra rooms. Packkage oil heat, drive-in garage. Built 12 years and over 1,200 sq. ft. Full price $11,000
On two above please call Mr. Sudbury eves. GR 9-1906.

George Randall Ltd.
1309 Douglas Street EV 4-8109

DICKIE & CO. REALTY & INSURANCE
833 Fort St. EV 2-4312. EV 5-4334

OUT IN THE STICKS?
If you want to be there, don't read further; THIS BRAND NEW NHA HOME is close in (on sewer) where you can run back and forth to the CITY CENTRE 4 or 5 times a day. You have only to make $350 per month to qualify and have a cash payment of $2,500. WHY GAMBLE, this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 16x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. OR IF YOU HAVE $1,500 CASH AND HAVE A SALARY OF $400 PER MONTH YOU CAN QUALIFY. Call Wess Dickie, EV 2-4312; Eves. EV 3-3640.

HARD TO FIND 4-Bedrm - 2-Bathrm HOME (And Not Too Old)
Full basement, automatic coal stoker for excellent low-cost heat. Living rm, DR and cab kitchen. All newly decorated. Oak floors. Four large bedrooms, with ample closets. Only $11,500. Terms. Call Mr. Baird, EV 5-4334; Eves., EV 4-0483.

RITHET Consolidated Ltd.
EST. 1873 706 FORT ST.

LANGFORD
Well-constructed bungalow, workshop and garage on large level lot. Very good garden soil. This is a very attractive place, most suitable for elderly couple who enjoy pleasant surroundings.
$2,995 down. Full price $6995
A. H. HOOPER
EV 2-4251 EV 4-4156

WATCH THE SUNSET
From this high and lovely location in the University area. Five immaculate rooms and a garden full of fruit trees and berries and seclusion. This is not just a house but a real HOME in every sense. Don't be too late. Full price $13,200
MRS. ANDERSON
EV 2-4251 EV 2-1718

"WELL WORTH SEEING"
This is a white stucco 3-bedroom home on a nicely landscaped lot, in a very desirable district. Has a distinguished living room with fireplace, guest sized dining room, electric cabinet kitchen with a bright spacious dining nook, beautiful colored bathroom. Utility room on main floor. O.O-M heat, full high cement basement, drive-in garage. $5,000 down and $100 per month will handle. For further information please call WALLY WOOD at EV 5-6741, Northwestern Securities of Victoria Ltd.

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

SAXE POINT
ESQUIMALT
Just think, you can move into this MASTER-BUILT 6-room BRAND NEW BUNG right now with only $5,000 down. Well-planned design, oil heat, full bsmt with playroom, Blacktop driveway and THE VIEW OF MOUNTAINS AND SEA IS GLORIOUS. Phone me now. Stan Kennedy, res. EV 4-4894.

$2,450 DOWN. CITY. LOVELY new NHA 3-bedroom bungalow. Payments $86. Call McCandless Realty, 830 Fort, EV 3-6111 or EV 4-5855.

FIVE-ROOM STUCCO BUNGALOW, full basement, oil hot water heat, Lake Hill, $13,500. Terms. Phone EV 4-5291.

BELOW COST. LOVELY RANCHER 1,560 sq. ft. Lansdowne area. Owner, EV 5-3593.

V.L.A., 2-YR.-OLD, 3-BEDROOM, stucco home, 1.83 ac; 5-mile circle. Immediate possession. GR 7-2967.

FAIRFIELD DE LUXE THREE-bedroom home, two years old, $15,200, $4,780 down. EV 3-4538.

FOUR-ROOM HOUSE WITH UTILITY, Haultain-Cook district, terms. Price $6,800. EV 5-2122.

150 HOUSES FOR SALE

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

DRIVE BY 14 Stillwater Road VIEW ROYAL
Brand new ranch bungalow set among all new homes. View of Portage Inlet. Priced to sell, with terms $11,975
Mr. Clarke or Mr. McDonald
EV 5-7511 anytime

618 Grenville St. ESQUIMALT VACANT POSSESSION $2000 DOWN
Good 5-room bungalow ready to move into. Comb LR and DR, large kitchen with nook, 2 good bedrooms. Wired for range. Full basement. DI garage. Balance as rent. Call early on this one.
Call Mr. MacFarlane
EV 5-7511, anytime

DE LUXE SUITE FOR SALE OPEN SEA VIEWS OPEN FOR INSPECTION
2-4 — 7-8
WED., APRIL 15
SUITE 205
2587 BEACH DRIVE
GEORGIA APARTMENT
5 delightful rooms, 2 bedrooms, de luxe kitchen and bathroom—designed to give pleasant, relaxed living without gardening, heating and maintenance worries. This luxury apartment, with automataic elevator service, can be yours. For prior inspection, please call C. E. Pullan at EV 5-7511, anytime.

VACANT POSSESSION HIGH QUADRA
$1700 Dwn—$70 Month CAR IN TRADE
Modern stucco and siding home. LR with fireplace, dining area, den and 4th bedroom down, 3 bedrooms and Pembroke bath up. Oak floors. Full basement. Call C. E. Pullan at EV 5-7511, anytime.

ESQUIMALT $4950 $4950 1333 LYALL ST.
Small 2-bedroom cottage, ideal for couple, or buy for revenue. Good location, close to Dockyard. Call Mr. MacFarlane, EV 5-7511.

EXCLUSIVES CITY
Nice two-bedroom, full basement and in sound condition. Exceptionally good lot. Owners sacrificing for cash or close to it. Get this, only $5500

DRIVE BY
Brand new three-bedroom home on Kamloops St. See our sign. Large NHA mortgage available and any offers as to down payment considered at the full price of $14,280

SUBDIVISION
WILLOWCREST SUBDIVISION. On Gordon Head and McCoy Rds., now open and a limited number of lots available. These lots are going fast so act now and reserve yours immediately.
For information on all above properties, call Mr. Hall at EV 5-8701 anytime.

MOREY & JOHNSTONE
Real Estate, 3244 Douglas St.

FAIRFIELD TRIPLEX
Approved by city, near Park, 2 separate entrances, 3 bathrooms, 2 good gas ranges, 1 electric range. Gross $165 per month. $4,800 down, balance $80 per month. Full price $11,600
By appointment only, contact J. De Man, EV 4-2402.

H. A. HUMBER, LTD.
620 View St. EV 2-9161

$1350 DOWN
Move into this spotless 5-room modern stucco bung with low down payment, balance as rent. Full basement, piped furnace, garage. Close to schools, bus, stores; a home you can be proud to own. Asking: $10,350
Mrs. Fulton, EV 4-5022, EV 3-1953 weekends.
CITY BROKERAGE

LAKE HILL
Attractive 5-room stucco bungalow. Well located on Cumberland Rd. Large rooms, full basement, drive-in garage. Oil hot-water heat. Full price, easy terms $13,700
Call Twamley, EV 5-8701 anytime.

MOREY & JOHNSTONE
3244 Douglas St.

$500 DOWN
I have 3 bungalows that could possibly be purchased for low down payments and easy terms. Here is YOUR OPPORTUNITY for a CHOICE SELECTION. If you are first to phone HOMER M. SMITH EV 5-6741 or GR 7-1981, Northwestern Securities of Victoria Ltd.

N.H.A. BUILD—NOW
WILL ACCEPT TRADES OR YOUR EQUITY IN ANYTHING. PLEASE CALL ROY GREEN OR S. STEPHENS, TAYLOR SPITTAL LTD., EV 4-9308 OR EV 4-9755, ANYTIME.

$2,000 DOWN—FAIRFIELD REVenue home; lower suite, 4 rooms, bath (for owner); 2 upper suites rent for $90; full basement, Oil-O-Matic furnace. Close to sea, park. Excellent value at only $10,900. Mrs. Fulton, EV 3-1953, The City Brokerage.

FAIRFIELD, STUCCO BUNG, 3 bedrms, kit, LR and FP, hwd floors throughout, 4-pc colored bath; cement bsmt, rumpus rm, dr-in garage; close school, store, bus. 3 blocks beach. Cash to mortgage. No agents. Victoria Press, Box 192.

NO BASEMENT, NO STEPS. NEW quality-built 2-bedroom bungalow, hot water oil heat, colored plumbing, utility room; vacant; 1 block to bus, high. No agents, please. GR 9-3395.

FOUR-BEDROOM HOME, LARGE patio, acre and ¼ land. Can arrange own mortgage. What offers? No agents. GR 9-3082.

FOR SALE BY OWNER, THREE-year-old two bedroom bungalow, $11,000, with terms. No agents. Ph. GR 9-3449.

FOR HOMES IN COLWOOD LANG ford see Grant & Jenkins, you local agents, GR 8-1996 Langford.

UNFINISHED HOUSE, GOOD foundation, in Langford district. GR 8-3217.

150 HOUSES FOR SALE

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD ST. EV 5-2471

FAMILY HOME
Seclusion and view. This spacious sunny home is ideal for the growing family. 5 bedrooms, 4 sets of plumbing, beautiful living room with fireplace, large dining room, den with fireplace. The modern electric kitchen opens onto a patio for outdoor eating. Full cement basement, superior oil furnace. Double garage. The beautiful grounds easily maintained. Close to schools and transportation. For further particulars and appointment to view, please call Miss Courtnall, EV 5-7548.

BRAND NEW LANGFORD
Good taste in color scheme. Good location. The lot of 75'x150' is all cleared: 2 bedrms, large living room, cab kitchen, elec hot water, utility room. Carport. Where else can you get a brand new home for the low low price of $6700
and a low down payment too? Ring now and have immediate possession on this in lovely Langford.
K. J. Williams, res. GR 8-3718 or EV 5-2471

GONZALES SEA VIEW
Here is your opportunity to buy a home in Victoria's finest residential area. The setting is ideal. A larger-than-average lot, beautifully landscaped. Three bedrooms and over-all floor space exceeds 1,200 sq. ft. Automatic oil hot water heat. To view this magnificent setting call Sydney Cole, EV 3-4775.

OAK BAY Taxes Only $70
Here is your opportunity to live in a fine residential area. The down payment required is $2,000 and balance on easy monthly payments. This is a solid old home consisting of 2 bedrooms, large living room, family-size dining room, full basement with drive-in garage. This is one you should see—only 2 blocks from school. Call K. J. Williams, res. GR 8-3718 or EV 5-2471.

$1200 DOWN MT. TOLMIE NEW NHA 3 BEDROOMS
Immediate occupancy on this 3-bedroom full basement home located on a sewered lot in the popular Mt. Tolmie area. Close to schools, transportation and shopping areas. For further information call E. J. Butler at EV 4-7128 or eves., EV 5-1232.

Douglas Hawkes & Co., 817-A Fort Street.

HOUSE WITH CHARACTER
This home with natural wood finish is not only built — it's BUILT-IN!
Built-in fireplace screen.
Built-in electric clocks.
Built-in sliding screens.
Built-in cabinet radio.
If you have a yearning for the unusual, see this with MRS. BACON. Price $10,900
Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

THE ROYAL TRUST CO.
Esquimalt waterfront. Five-room stucco bungalow with room for one more bedroom in unfinished attic. Consisting of hall, living room, large dining area, modern kitchen, two bright bedrooms, 4-pce bath. Wall-to-wall carpet. Full basement with unfinished rumpus room with fireplace. Two-